
4.0 FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Mitchell Ranch Center project. This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An FMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this FMMRP.

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The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Ceres will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

Mitigation Measures: The mitigation measures are taken from the Draft EIR, in the same order that they appear in the Draft EIR. The FMMRP contains revisions to mitigation measures, as well as new mitigation measures.

Mitigation Timing: Identifies at which stage of the project mitigation must be completed.

Monitoring Responsibility: Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.

Compliance Verification Responsibility: *Identifies the department of the City or other state agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.*

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**TABLE 4.0-1
FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

Impact	Timing	Monitoring Responsibility	Verification (Date and Initials)
4.1 Aesthetics and Visual Resources			
MM 4.1.3: The project applicant shall maintain a lighting plan and photometric diagram that reduces light spillage at the project's property lines to a level of no more than 2.0 foot-candles, as measured at adjacent property lines along Don Pedro Road.	Prior to issuance of building permit.	City of Ceres Planning and Building Division	
4.2 Air Quality			
<p>MM 4.2.2a: The following measures shall be implemented, in addition to the requirements of SJVAPCD Regulation VIII, at the project site during all construction activities:</p> <ul style="list-style-type: none"> • Limit traffic speeds on unpaved roads to 15 miles per hour (mph); • Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent; • Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site; • Install wind breaks at windward side(s) of construction areas; • Suspend excavation and grading activity when winds exceed 15 mph; and • Limit area subject to excavation, grading, and other construction activity at any one time. Soil exposure shall not exceed an area in which improvements can be completed during a single construction season. • The applicant shall use periodic watering for short-term stabilization of disturbed surface area and haul roads to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day. 	Mitigation shall be implemented throughout project construction phase. The noted mitigations will appear on the grading or street improvement plans as Air Quality requirements.	City of Ceres Public Works Department – Engineering Division	

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<p>MM 4.2.2b: Pollutant emissions shall be minimized by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications, by not allowing construction equipment to be left idling for more than five minutes (per California law). Contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less).</p>	<p><i>Mitigation shall be implemented throughout project construction phase.</i></p>	<p><i>City of Ceres Public Works Department – Engineering Division</i></p>	
<p>MM 4.2.2c: Graded site surfaces shall be stabilized upon completion of grading when subsequent development is delayed or expected to be delayed more than 30 days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate visible fugitive dust emissions.</p>	<p><i>Mitigation shall be implemented throughout project construction phase.</i></p>	<p><i>City of Ceres Public Works Department – Engineering Division</i></p>	
<p>MM 4.2.2d: Contractor agreements shall specify that existing power sources (e.g., power poles) or clean-fuel generators shall be used rather than temporary power generators.</p>	<p><i>Mitigation shall be implemented throughout project construction phase.</i></p>	<p><i>City of Ceres Public Works Department – Engineering Division</i></p>	
<p>MM 4.2.2e: During construction of the proposed project, only low-VOC paints and coatings as defined in SJVAPCD Rule 4601 shall be used.</p>	<p><i>Mitigation shall be implemented throughout project construction phase.</i></p>	<p><i>City of Ceres Planning and Building Division</i></p>	
<p>MM 4.2.4a: All buildings on the project site shall be designed and constructed to exceed minimum statewide energy requirements (Title 24). Measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Incorporate skylights into building designs to utilize natural daylight • Utilize computer-controlled daylight sensors and electronic dimming ballasts • Use high-efficiency light bulbs in all lighting fixtures • Use light-emitting diodes (LEDs) in exterior signage • Use energy-efficient appliances and heating, ventilation, and air conditioning (HVAC) systems • Use low-emission water heaters and/or central water heating 	<p><i>Prior to issuance of building permits.</i></p>	<p><i>City of Ceres Planning and Building Division</i></p>	

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<p>systems</p> <ul style="list-style-type: none"> • Increase building insulation • Use automated controls for HVAC systems or centralized energy management systems 			
<p>MM 4.2.4b: All buildings on the project site shall utilize Energy Star compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9 when tested in accordance with ASTM 408) for a minimum of 75 percent of the roof surface to reduce energy demands associated with air conditioning and to minimize the urban heat island effect.</p>	<p>Prior to issuance of building permits</p>	<p><i>City of Ceres Planning and Building Division</i></p>	
<p>MM 4.2.8: Signage shall be provided on-site that prohibits the idling of trucks, including the use of auxiliary power units, for more than five minutes. Further, the proposed project shall pay for parking restrictions on the south side of Don Pedro Road as directed by the City of Ceres. These restrictions will include designating the south side of Don Pedro Road between Mitchell Road and the northwestern property corner of the proposed project as a “no parking” zone through the use of signs and/or curb painting.</p>	<p>Mitigation shall appear on the improvement plans and be completed prior to the issuance of a certificate of occupancy for Major 1.</p>	<p><i>City of Ceres Public Works Department – Engineering Division</i></p>	
<p>4.3 Biological and Natural Resources</p>			
<p>Migratory Birds or Raptors</p> <p>MM 4.3.1: If construction activities occur during the nesting seasons for raptors and migratory birds (typically March 1 through August 31), the project applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the construction area (no less than 500 feet outside project boundaries) no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal (in consultation with USFWS and/or CDFG). Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 500 feet</p>	<p><i>Prior to construction and site grading activities.</i></p>	<p><i>City of Ceres Public Works Department – Engineering Division, Planning and Building Division</i></p>	

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<p>around the nest for Swainson’s hawk, 100 feet around the nest for other raptors, and 50 feet around the nest for other migratory birds) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (September 1 through February 28).</p>			
<p>4.4 Cultural Resources</p>			
<p>MM 4.4.1a: If, during the course of implementing the project, cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Ceres Planning Division shall be notified, and a professional archaeologist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery.</p> <p>The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history for any unanticipated discoveries. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities</p>	<p>City of Ceres Planning and Building Division, Public Works Department – Engineering Division</p>	
<p>MM 4.4.1b: If, during the course of implementing the project, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Ceres Planning Division shall be notified, and the County Coroner must be notified according to Section 5097.98 of the PRC and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities.</p>	<p>City of Ceres Planning and Building Division, Public Works Department – Engineering Division</p>	

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<p>MM 4.4.2: If, during the course of implementing the project, any paleontological resources (fossils) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Ceres Planning Division shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.</p> <p>The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.</p>	<p>As a condition of project approval, and implemented during ground-disturbing construction activities.</p>	<p>City of Ceres Planning and Building Division, Public Works Department – Engineering Division</p>	
<p>4.5 Economics and Blight</p>			
<p>MM 4.5.1: In addition to the requirement that a vacant building monitoring fee pursuant to Ceres Municipal Code Chapter 9.40 be paid, the property owner (and any subsequent owner) shall enter into a supplemental maintenance agreement with the City to ensure property maintenance until the site is reoccupied, and whereby the City will be compensated (via bond or otherwise) for abatement of visual indications of blight on the property if and when the property owner fails to adequately maintain the property in good condition and abate elements of deterioration, which shall include:</p> <p>Remove graffiti</p> <p>Repair broken windows and exterior structural elements</p> <p>Maintain existing landscaping.</p> <p>Frequently clean up litter on the property</p>	<p>Mitigation shall commence once the building is vacated and shall end upon its re-tenanting or demolition.</p>	<p>City of Ceres Planning and Building Division, Code Enforcement</p>	
<p>4.6 Geology and Soils</p>			
<p>MM 4.6.1: The project shall comply with the recommendations of the Preliminary Geotechnical Engineering Analysis prepared by Consolidated Engineering Laboratories in June 2006 (see Appendix 4.6-1). These recommendations include the following:</p>	<p>Ongoing during project construction and mitigation shall be noted on the improvement plans.</p>	<p>City of Ceres Public Works Department – Engineering Division, Planning and Building Division</p>	

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<ul style="list-style-type: none"> • <u>Existing Structures and Trees</u> – All existing structures to be abandoned shall be demolished and foundations entirely removed or cut off. Any existing trees that are to be abandoned shall have their major root systems removed. Additionally, buried objects from past land use activities that are encountered during construction shall be removed. • <u>Loose Near-Surface Soil</u> – The presence of loose near-surface soil will require over excavation and compaction in the building pad areas. • <u>Underground Utility/Trench Excavation</u> – Due to the sandy soils at the project site, trench walls may not stand vertical during and after excavation. All project contractors shall be notified for the potential for sloughing of utility trench and foundation excavation sidewalls. • <u>Winter Grading</u> – If grading occurs during the rainy season, unstable subgrade conditions may be encountered. Project site soils shall be treated/stabilized prior to grading or other soil disturbing activities during the winter months. • <u>Seismic Considerations</u> – The site is located proximal to a seismically active region. As a minimum, the building designs shall comply with the latest edition of the Uniform Building Code, California Building Code, and International Building Code. 			
4.7 Hazards and Hazardous Materials			
<p>MM 4.7.3: A Phase II Environmental Site Assessment report shall be prepared to determine the extent and exact nature of any pesticide or chemical residues present on the project site. Soils shall be taken from throughout the site to test pesticide contamination (chlorinated pesticides using EPA Test Method 8081 and 8082). If samples reveal concentrations of pesticide residue in excess of acceptable thresholds, actions shall be taken to remediate soil contamination to within ASTM International standards. Such actions could include excavation and disposal of contaminated soils from the site or</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Ceres Planning and Building Division</p>	

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bioremediation. A qualified Phase II Environmental Assessor shall be retained to develop and carry out a remediation plan, if necessary.			
MM 4.7.5a: The project applicant shall obtain a permit from the City of Ceres Building Division for the destruction and closure of all wells on the project site in accordance with Chapter 13.05 of the City’s Municipal Code. The project applicant shall destroy all wells in accordance with the conditions of the permit and with the California Water Well Standards contained in Department of Water Resources Bulletins 74-81 and 74-90, prior to project construction.	Prior to issuance of building permits.	City of Ceres Public Works Department – Engineering Division, Planning and Building Division	
MM 4.7.5b: The project applicant shall remove and plug all irrigation facilities on the project site to the satisfaction of Turlock Irrigation District standards prior to project construction.	Show on improvement plans prior to issuance of building permits.	City of Ceres Public Works Department – Engineering Division, Planning and Building Division, Turlock Irrigation District	
MM 4.7.5c: Prior to issuance of grading permits, any and all septic tanks on the project site shall be abandoned under permit from the Stanislaus County Department of Environmental Resources.	Prior to issuance of grading or building permits.	Stanislaus County Department of Environmental Resources and City of Ceres Public Works Department – Engineering Division, Planning and Building Division	
4.8 Hydrology and Water Quality			
<p>MM 4.8.3: Prior to approval of an improvement plan, the project proponent shall provide a list of City-approved best management practices (BMPs) to be implemented on the site during operation of the proposed project that will protect receiving waters from urban contaminants in runoff. The BMPs shall be consistent with RWQCB guidelines and shall be obtained from the California Stormwater Quality Association’s Stormwater Best Management Practice (BMP) Handbooks. At least 85 to 90 percent of annual average stormwater runoff from the site shall be treated per the standards in the 2003 California Stormwater Best Management Practices Handbooks. BMPs may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Route drainage from paved surfaces either through swales, buffer strips, or sand filters or treat with a filtering system prior to discharge to the storm drain system. • Use permeable pavement in parking areas and other low traffic areas. 	Show on the improvement plans prior to their approval.	City of Ceres Public Works Department –Engineering Division	

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<ul style="list-style-type: none"> • Direct downspouts to infiltration trenches. • Provide stenciling or labeling of all storm drain inlets within and adjacent to the project site with prohibitive language such as "NO DUMPING." • Cover loading dock areas, or design drainage to preclude urban run-on and runoff. • Prohibit direct connections into storm drains from depressed loading docks. These areas should drain into water quality inlets, an engineered infiltration system, or an equally effective alternative. • Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the areas to avoid run-on. This might include berming or grading the waste storage areas to prevent run-on of stormwater. • Use lined bins or dumpsters to reduce leaking of liquid waste. • Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers. • Pave trash storage areas with an impervious surface to mitigate spills • Do not locate storm drains in immediate vicinity of the trash storage areas. • Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein. 			
4.10 Noise			
<p>MM 4.10.4: The following requirements shall be applied to the project:</p> <p>Solid noise barriers, as indicated in Figure 4.10-3, shall be constructed behind the Walmart loading dock area between the two site accesses to Don Pedro Road, and also along the western site boundary to provide shielding to the existing apartment buildings to</p>	<p>Mitigation shall be completed prior to issuance of a certificate of occupancy for Major 1.</p>	<p>City of Ceres Planning and Building Division</p>	

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<p>the west. The barriers shall be 8 feet in height (except where a reduction in height is required for sight distance within clear vision triangles), and shall be constructed of concrete masonry unit (CMU) block with at least three lbs./square foot surface density. Blocks shall be fully grouted. This measure is predicted to reduce noise from Walmart-generated on-site truck circulation by at least 5dB, thereby reducing noise levels to 42 dB L_{eq} and 63 dB L_{max} at the nearest residences.</p>			
<p>MM 4.10.7a: The following requirements shall be applied to the project:</p> <ul style="list-style-type: none"> A solid noise barrier shall be constructed between the truck unloading areas of Majors 2, 3, and 4 and the nearest residence to the west. The barrier shall be 8 feet in height (except where a reduction in height will be required for sight distance within clear vision triangles), and shall be constructed of concrete masonry unit (CMU) block with at least three lbs./square foot surface density. Blocks shall be fully grouted. This measure is predicted to reduce noise from Majors 2, 3, and 4 unloading activities by at least 6 dB, thereby reducing noise levels to 40 dB L_{eq} and 65 dB L_{max} at the nearest residences during nighttime unloading activities. 	<p>Mitigation shall be completed prior to issuance of a certificate of occupancy for Majors 2, 3 and/or 4.</p>	<p>City of Ceres Planning and Building Division</p>	
<p>MM 4.10.7b: The following requirements shall be applied to the project:</p> <ul style="list-style-type: none"> Loading and unloading activities behind Majors 2, 3, and 4 shall be limited to daytime hours (7 am – 10 pm). 	<p>Mitigation shall be implemented throughout the life of the project by Majors 2, 3, and 4 occupants.</p>	<p>City of Ceres Code Public Safety Department – Code Enforcement Division</p>	
<p>MM 4.10.7c: If the City determines that the parcel adjacent to Majors 2/3/4 has ceased to be considered by the City as having a noise-sensitive use prior to implementation of either MM 4.10.7a or 4.10.7b, the City may consider the impact to have been reduced to a level that is less than significant and waive both of those mitigation options.</p>	<p>The determination may be made by the City prior to issuance of a certificate of occupancy for Majors 2, 3 and/or 4.</p>	<p>City of Ceres Planning and Building Division</p>	
<p>4.12.2 Public Services and Utilities – Municipal Water</p>			
<p>MM 4.12.2.4: All buildings on the project site shall be equipped with sensor-activated restroom lavatories to reduce water usage.</p>	<p>Prior to issuance of building permits.</p>	<p>City of Ceres Planning and Building Division</p>	

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4.13 Transportation and Traffic			
<p>MM 4.13.1: The project applicant shall fund the preparation of a traffic calming plan, and construct improvements identified by that plan, for Don Pedro Road between Mitchell Road and El Camino Avenue. This plan shall be developed in consultation with City staff and local residents to limit traffic on Don Pedro Road to 2,500 vpd between Mitchell Road and the westernmost project driveway to 1,500 vpd west of the westernmost project driveway. The plan shall include features such as the installation of curb extensions, speed humps, speed feedback signs, lighted crosswalks, and other devices that have proven effectiveness. A minimum of one neighborhood meeting shall be held with affected neighbors and the Plan shall be approved by the Public Works Director/City Engineer with input from the Planning/Building Division Manager, Fire Chief, and Police Chief prior to the issuance of a certificate of occupancy for Major 1.</p>	<p>Mitigation shall be completed within six months of the certificate of occupancy being granted for Major 1.</p>	<p>City of Ceres Public Works Department – Engineering Division, and Planning and Building Division</p>	
<p>#1 – East Whitmore/Mitchell Road MM 4.13.2a: The project applicant shall modify Mitchell Road on the northbound approach to East Whitmore Avenue to provide a second left-turn lane, in conjunction with signal timing modifications. This improvement can be constructed within the existing right-of-way.</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#3 – Don Pedro Road/Mitchell Road MM 4.13.2b: The project applicant shall install a traffic signal at the intersection of Don Pedro Road and Mitchell Road. The signal shall include pedestrian signals and actuation. The signal shall be interconnected and coordinated with the proposed signal at the Mitchell Road entry to the project and to the City's Mitchell Road traffic signal interconnect system to minimize vehicle queue spill back through the area.</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#5 – Service Road/Moffett Road MM 4.13.2c: The project applicant shall widen, in accordance with existing improvement plans already approved by the City, the southbound approach of Moffett Road to the Service Road intersection to allow striping of a left-turn lane.</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	

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<p>#7 – Service Road/El Camino Avenue</p> <p>MM 4.13.2d: The project applicant shall widen and restripe the southbound approach to provide separate left- and right-turn lanes for vehicles turning from El Camino Avenue onto Service Road and widen and restripe Service Road to provide a westbound right-turn lane. The southbound left-turn pocket should accommodate one vehicle (approximately 25 feet).</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#8 – Service Road/Mitchell Road</p> <p>MM 4.13.2e: The project applicant shall construct a second eastbound left-turn lane on Service Road to Mitchell Road, extend the northbound left-turn lane to provide at least 325 feet of vehicle storage, make signal modifications to provide protected east-west left-turn phasing, and pay for the City to evaluate the traffic signal timing six months subsequent to the issuance of the final certificate of occupancy of Walmart (Major 1) to ensure optional traffic flows through the intersection based on current conditions. This improvement may also require relocation of the existing traffic signal.</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#10 – Rhode Road/Mitchell Road</p> <p>MM 4.13.2f: If the work has not already been completed by another project, the project applicant shall install a traffic signal and realign Rhode Road as required. If the work has already been completed by another project, the proposed project shall reimburse the City its pro-rata share of the improvement.</p>	<p>Mitigation shall be completed prior to the first certificate of occupancy. If MM 4.13.2f is already complete, payment of pro-rata share of the improvement will be made prior to issuance of the building permit for Major 1.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#11 – Northbound SR 99/Off-Ramp/On-Ramp/Mitchell Road</p> <p>MM 4.13.2g: The project applicant shall provide improvement plans to Caltrans and to the City that eliminates westbound left-turn movement for non-emergency vehicles, eliminates the stop-control for the northbound movement, and modifies striping. If approved by Caltrans, the project applicant shall construct the improvement.</p>	<p>Submittal of improvement plans to the agencies shall be completed within 120 days of receiving final approval of the development by the City of Ceres. If Caltrans approves</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	

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	<p>the plans then the applicant must construct the improvements by the latter of the first certificate of occupancy or 18 months from Caltrans approval. If Caltrans approval is not timely, then prior to the first certificate of occupancy, the City will require a guarantee sufficient to construct the improvement.</p>		
<p>#12 – Southbound SR 99 On-Ramp/Off-Ramp/Mitchell Road MM 4.13.2h: The project applicant shall provide improvement plans to Caltrans and to the City that install a traffic signal, modify southbound Mitchell Road to provide a second left-turn lane within the existing right-of-way, modify the on-ramp to provide two receiving lanes, and modify striping. If approved by Caltrans, the project applicant shall construct the improvement.</p>	<p>Submittal of improvement plans to the agencies shall be completed within 120 days of receiving final approval of the development by the City of Ceres. If Caltrans approves the plans then the applicant must construct the improvements by the later of the first certificate of occupancy or 18 months from Caltrans approval. If Caltrans approval is not timely, then prior to the first certificate of occupancy, the City will require a guarantee sufficient to construct the signal improvement.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>MM 4.13.3: The project applicant shall develop a construction management plan for review and approval by the City of Ceres Public Works Department and– Engineering Division. The plan shall include at least the following items:</p>	<p>Mitigation shall occur prior to and during construction.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	

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<ul style="list-style-type: none"> • Development of a construction truck route that would appear on all construction plans to limit truck and auto traffic on nearby residential streets. • Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hour traffic hours, detour signs if required, land closure procedures, sidewalk closure procedures, cones for drivers, and designated construction access routes. • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur. • Location of construction staging areas for materials, equipment, and vehicles. • Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety, and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant. • A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an on-site complaint manager. 			
<p>Don Pedro Road/Driveway 1</p> <p>MM 4.13.4a: If El Camino Avenue is realigned in the future, provide a right turn only exit from the site to the realigned El Camino Avenue, and restrict Don Pedro Road/Driveway 1 to inbound movements only through the use of signage and striping.</p>	<p>Mitigation shall occur as part of the approval of the realignment of El Camino Avenue.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>Don Pedro Road/Driveway 2</p> <p>MM 4.13.4b: If El Camino Avenue is realigned in the future, Don Pedro Road should be restriped to provide a two-way left-turn lane to allow vehicles entering this driveway to pull out of the through lane.</p>	<p>Mitigation shall occur as part of the approval of the realignment of El Camino Avenue.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	

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Impact	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Service Road/Right-In/Right-Out/Left-Out Driveway 6 (Westernmost Service Road Driveway)</p> <p>MM 4.13.4c: This driveway shall be restricted to right-in/right-out operations with the installation of a raised median on Service Road. At such time as the interchange improvements are installed, the right-out access at this location shall be removed and the median modified accordingly. When this occurs, the westerly driveway (6) will become right-in only.</p>	<p>Mitigation shall occur at the City Engineer’s discretion at such time as the median is constructed on Service Road or when the interchange is constructed.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>MM 4.13.6: In development of the Final Exhibit, the project applicant shall:</p> <ul style="list-style-type: none"> • Consult with Ceres Area Transit and City staff regarding the final location of transit amenities prior to approval of the Final Exhibit. • Provide pedestrian connectivity between building entrances and planned transit stops. • Ensure pedestrian connectivity to transit and other planned pedestrian facilities with development of any sound walls proposed within the project site. • Construct sidewalks wide enough to comfortably accommodate two-way pedestrian travel (minimum of 5 feet). • Consult with City of Ceres staff to determine the type of bicycle facility that should be accommodated on Service Road along the project frontage and provide sufficient right-of-way. • Orient bicycle parking for both patrons and employees of the project. 	<p>Mitigation shall be completed prior to Final Exhibit approval.</p>	<p>City of Ceres Public Works Department – Engineering Division</p>	
<p>#4 – Service Road/Central Avenue</p> <p>MM 4.13.7a: The project applicant shall contribute its fair share toward the construction of improvements that would result in acceptable intersection operations, including construction of a third eastbound and a third westbound through lane (on Service Road), construction of a southbound right-turn-only lane on Central Avenue, and construction of a second westbound left-turn lane on</p>	<p>Prior to issuance of a building permit.</p>	<p>City of Ceres Public Works Department – Engineering Division, Planning and Building Division</p>	

4.0 FINAL MITIGATION MONITORING AND REPORTING PROGRAM

Impact	Timing	Monitoring Responsibility	Verification (Date and Initials)
Service Road and associated receiving lanes. The transition from three lanes to two lanes should begin 300 feet from the centerline of the Service Road/Central Avenue intersection and the lane drop should occur over 600 feet.			
MM 4.13.7b: The project applicant shall pay its pro-rata share of the future SR 99/Mitchell Road/Service Road improvements.	Prior to issuance of a building permit.	City of Ceres Public Works Department – Engineering Division, Planning and Building Division	